



City of NORFOLK

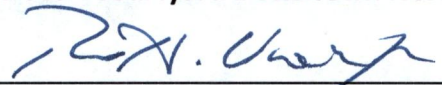
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

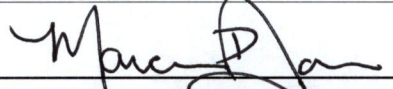
February 10, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception to operate an eating and drinking establishment at 520 East Plume Street – Courtyard Downtown Norfolk**

Reviewed: 
Ronald H. Williams, Jr., Deputy City
Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: R-4

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – eating and drinking establishment.
- IV. **Applicant:** Ernest W. Dove
- V. **Description:** This request would allow the new owner/operator of the Courtyard Downtown Norfolk hotel to continue to serve alcoholic beverages to hotel guests for on-premises consumption.

	Prior (Courtyard Downtown Norfolk)	Proposed
Hours of Operation of Hotel	Not Specified	24 hours a day, Seven days a week
Hours for the Sale of Alcohol	11:00 a.m. until 1:00 a.m., Monday through Saturday 12:00 noon until 10:00 p.m., Sunday	6:00 a.m. until 2:00 a.m., Seven days a week
Seating	97 seats indoors 0 seats outdoors 188 total capacity	Based on floor (1 st , 2 nd , and 5 th)

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated January 22, 2015 with attachments
- Proponents and Opponents
- Ordinance



To the City Planning Commission
City of Norfolk, Virginia

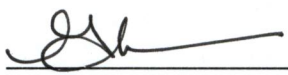
January 22, 2015

From: Chris Whitney *CW*
City Planning Technician

Subject: Special exception to
operate an eating and drinking
establishment at 520 East Plume
Street – **Courtyard Downtown
Norfolk**

Reviewed: Leonard M. Newcomb III, CFM *LNN*
Land Use Services Manager

Ward/Superward: 2/6

Approved: 
George M. Homewood, AICP, CFM
Planning Director

Item Number: 6

I. Recommendation:

Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.

II. Applicant: Ernest W. Dove

III. Description:

This request would allow the new owner/operator of the Courtyard Downtown Norfolk hotel to continue to serve alcoholic beverages to hotel guests for on-premises consumption.

IV. Analysis

The site is located Downtown, fronting both East Plume Street and East City Hall Avenue.

Plan Analysis

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Downtown.

Zoning Analysis

The site is located in D-2 (Downtown Regional Center District) and HO-D (Downtown Historic Overlay) districts, which permit the proposed use by special exception.

	Prior (Courtyard Downtown Norfolk)	Proposed
Hours of Operation of Hotel	Not Specified	24 hours a day, Seven days a week
Hours for the Sale of Alcohol	11:00 a.m. until 1:00 a.m., Monday through Saturday 12:00 noon until 10:00 p.m., Sunday	6:00 a.m. until 2:00 a.m., Seven days a week
Seating	97 seats indoors 0 seats outdoors 188 total capacity	Based on floor (1 st , 2 nd , and 5 th)

- Special exception history:

City Council Approval	Applicant	Changes
2002	Courtyard Downtown Norfolk	Eating and drinking establishment
Pending	Courtyard Downtown Norfolk (Ernest Dove)	New business owner and managers – eating and drinking establishment

Traffic Analysis

- Institute of Transportation Engineers figures calculate forecast travel for restaurants based upon the total seating of an establishment.
- Since no increase in seating is being proposed for the site, no additional trips are projected.

Parking Analysis

The site is located within the D-2 zoning district, which does not require off-street parking.

V. Financial Impact

The property owner is current on all taxes.

VI. Environmental

- This site is located Downtown, which includes a mixture of commercial, office and residential uses.
- This application should have no adverse impact on the surrounding area.

VII. Community Outreach/Notification

- Legal notice was posted on the property on December 16.
- Letters were sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on December 23.
- Letters were mailed to all property owners within 300 feet of the property on January 9.
- Legal notification was placed in *The Virginian-Pilot* on January 8 and January 15.

VIII. Coordination/Outreach

This report has been coordinated with the Department of City Planning and the City Attorney's Office.

Supporting Material from the Department of City Planning:

- Proposed conditions
- Location map
- Zoning map
- 1000' radii map of similar ABC establishments
- Application
- Letters to the Downtown Norfolk Civic League and Downtown Norfolk Council

Proponents and Opponents

Proponents

Rick Henn – Representative
1400 Granby Street, Unit 407
Norfolk, VA 23510

Opponents

None

Form and Correctness Approved 

By 
Office of the City Attorney

Contents Approved: Cw

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT KNOWN AS "COURTYARD DOWNTOWN NORFOLK" ON PROPERTY LOCATED AT 520 EAST PLUME STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to MCRT2 Norfolk 1 Tenant, LLC authorizing the operation of an eating and drinking establishment named "Courtyard Downtown Norfolk" on property located at 520 East Plume Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 200 feet, more or less, along the northern line of East Plume Street beginning 120 feet, more or less, from the eastern line of Court Street and extending eastwardly; property also fronts 99 feet, more or less along the southern line of East City Hall Avenue beginning 120 feet, more or less, from the eastern line of Court Street and extending eastwardly, and 10 feet, more or less, along the southern line of East City Hall Avenue beginning 309 feet, more or less, from the western line of Saint Paul's Boulevard and extending westwardly; premises numbered 520 East Plume Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the sale of alcoholic beverages shall be limited to 6:00 a.m. until 2:00 a.m. the following morning, seven days per week.
- (b) The seating for the establishment shall not exceed 97 seats indoors and no seats outdoors on the first floor, 110 seats indoors and no seats outdoors on the second floor, and no seats indoors and 20 seats outdoors on the fifth floor.

- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the dining facility is open. A food menu and full dining service shall be available at the bar.
- (i) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to

operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (l) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on site at all times for inspection, and a notice

indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant

amounts of traffic through residential streets;

- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting operation of an eating and drinking establishment on this property, adopted on June 4, 2002 (Ordinance No. 40,732), and all provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (3 pages)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 11/12/14

Trade name of business Courtyard Norfolk Downtown

Address of business 520 E plume st Norfolk VA 23510

Name(s) of business owner(s)* MCRTZ Norfolk 1 Tenant LLC

Name(s) of property owner(s)* Richard Morise - MCRT 2 Norfolk 1, LLC

Daytime telephone number (972) 355-6751

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility <u>24 hrs</u>		Alcoholic Beverage Sales	
Weekday	From <u>6am</u> To <u>6am</u>	Weekday	From <u>6am</u> To <u>2am</u>
Friday	From <u>6am</u> To <u>6am</u>	Friday	From <u>6am</u> To <u>2am</u>
Saturday	From <u>6am</u> To <u>6am</u>	Saturday	From <u>6am</u> To <u>2am</u>
Sunday	From <u>6am</u> To <u>6am</u>	Sunday	From <u>6am</u> To <u>2am</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☒ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

7a. If yes, explain

Banquet Rooms, Meeting Room

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

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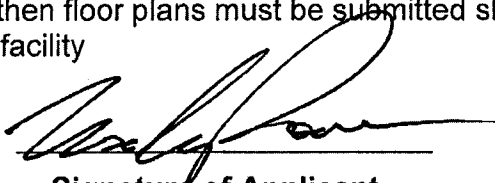
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility


Signature of Applicant

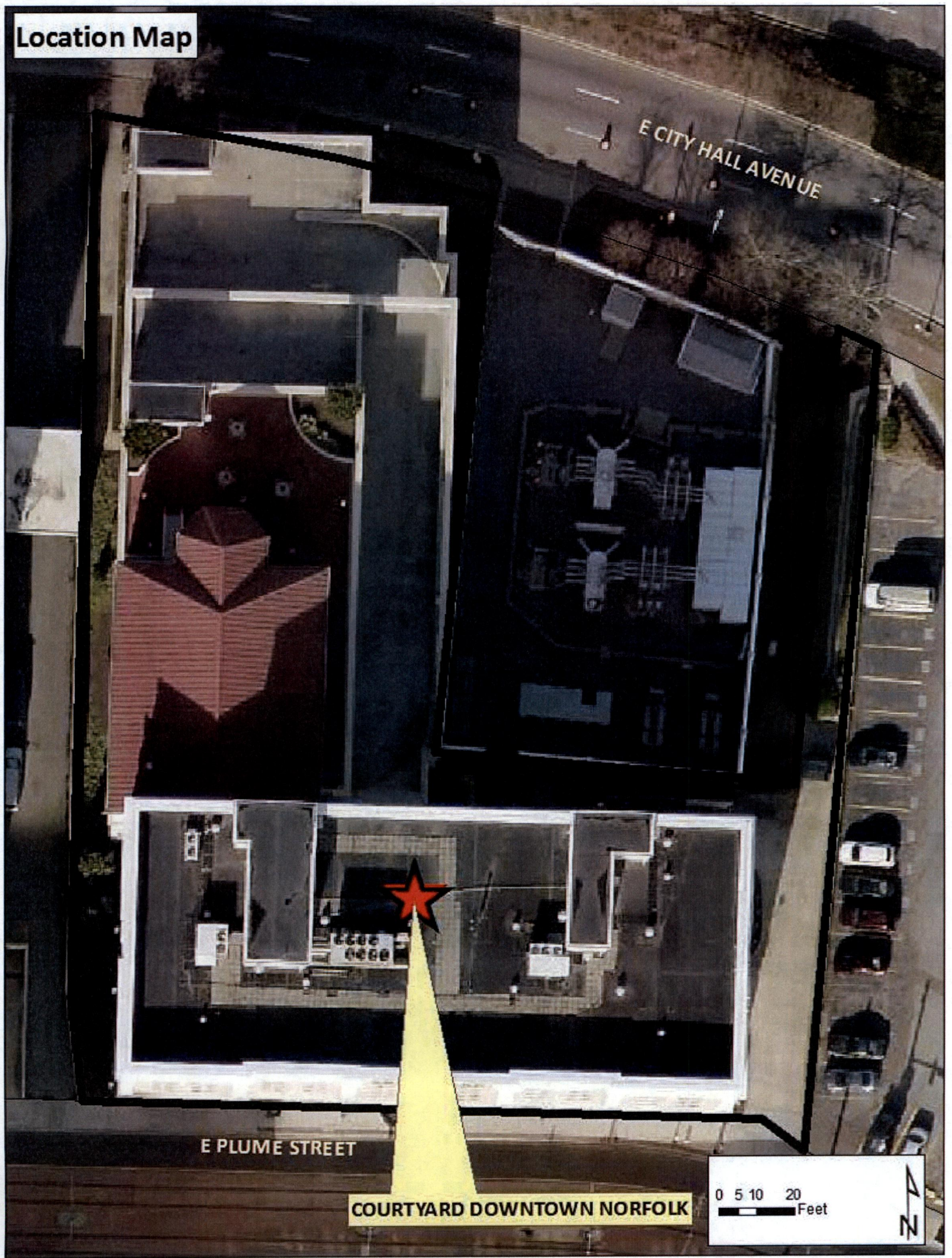
Courtyard Downtown Norfolk
520 East Plume Street
Conditions

- (a) The hours of operation for the sale of alcoholic beverages shall be from 6:00 a.m. until 2:00 a.m., seven days a week.
- (b) The seating for the establishment shall not exceed 97 seats indoors and no seats outdoors (1st floor), 110 seats indoors and no seats outdoors (2nd floor), and no seats indoors and 20 seats outdoors (5th floor). The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the dining facility is open. A food menu and full dining service shall be available at the bar.

- (i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (l) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

- (o) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Location Map



E CITY HALL AVENUE

E PLUME STREET

COURTYARD DOWNTOWN NORFOLK

0 5 10 20 Feet



Zoning Map

D-2

D-2

E CITY HALL AVENUE

CUMBERLAND STREET

D-2

COURT STREET

D-2

E PLUME STREET

COURTYARD DOWNTOWN NORFOLK

COMMERCIAL PLACE

PLUME LANE

PLUME LANE

D-2

SAINT PAULS BOULEVARD

SAINT PAULS BOULEVARD

E MAIN STREET

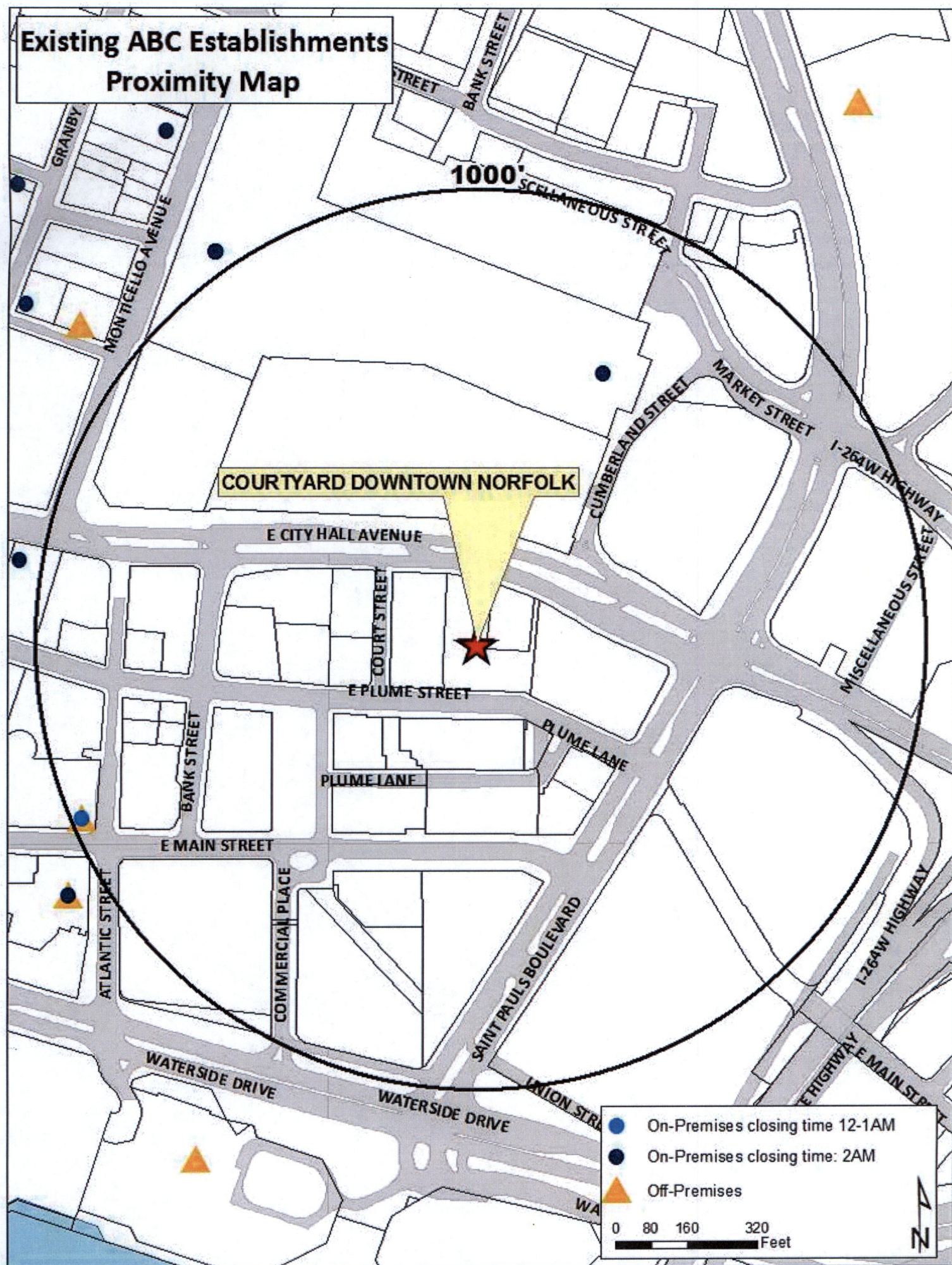
D-2

D-2

0 30 60 120 Feet



Existing ABC Establishments Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date 11/12/14

DESCRIPTION OF PROPERTY

Address 520 E plume St Norfolk VA 23510

Existing Use of Property Hotel

Proposed Use SAME

Current Building Square Footage _____

Proposed Building Square Footage _____

Trade Name of Business (if applicable) Courtyard Downtown Norfolk

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Dave (First) Ernest (MI) W

Mailing address of applicant (Street/P.O. Box) 520 E plume St

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 576-2374 Fax number (757) 963-6001

E-mail address of applicant Wesley.dave@marriott.com

2. Name of property owner (Last) MCRIZ Norfolk 1 (First) Tenant LLC (MI) _____

Mailing address of property owner (Street/P.O. Box) 1021 Long Prairie Road

(City) Flower Mound (State) Tx (Zip Code) 75034

Daytime telephone number of owner (972) 355-6751 Fax number () _____

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

CONTACT INFORMATION

Civic League contact _____

Date(s) contacted _____

Ward/Super Ward information _____

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- Two 8½ inch x 14 inch (maximum size) copies of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- Two 8½ inch x 14 inch (maximum size) copies of a survey or conceptual site plan (required for new construction or site improvements) drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge.

Print name: Wesley Dove Sign: [Signature] 11/12/2014
(Property Owner or Authorized Agent Signature) (Date)

Print name: Rick Herra Sign: [Signature] 11/12/14
(Applicant or Authorized Agent Signature) (Date)

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(Revised July 2013)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 11/12/14

Trade name of business Courtyard Norfolk Downtown

Address of business 520 E plume st Norfolk VA 23510

Name(s) of business owner(s)* MCRTZ Norfolk 1 Tenant LLC

Name(s) of property owner(s)* Richard Morse - MCRT 2 Norfolk 1, LLC

Daytime telephone number (972) 355-6751

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Weekday	Friday	Saturday	Sunday	Alcoholic Beverage Sales	Weekday	Friday	Saturday	Sunday
<u>24 hrs</u>	From <u>6am</u> To <u>6am</u>	From <u>6am</u> To <u>6am</u>	From <u>6am</u> To <u>6am</u>	From <u>6am</u> To <u>6am</u>		From <u>6am</u> To <u>2am</u>	From <u>6am</u> To <u>2am</u>	From <u>6am</u> To <u>2am</u>	From <u>6am</u> To <u>2am</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☒ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

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(Revised July 2013)

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

7a. If yes, explain

Banquet Rooms, Meeting Room

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3
Eating and Drinking Establishment

10.Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility


Signature of Applicant

Exhibit A – Floor Plan(s) Worksheet Eating and Drinking Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Outdoor seating
 - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

b. Outdoor

Number of seats

c. Number of employees

1st Floor	2nd Floor	5th Floor
<u>90</u>	<u>110</u>	<u>0</u>
<u>7</u>	<u>0</u>	<u>0</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>0</u>	<u>0</u>	<u>20</u>
<u>50</u> (total)	<u>N/A</u>	<u>N/A</u>

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = N/A

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

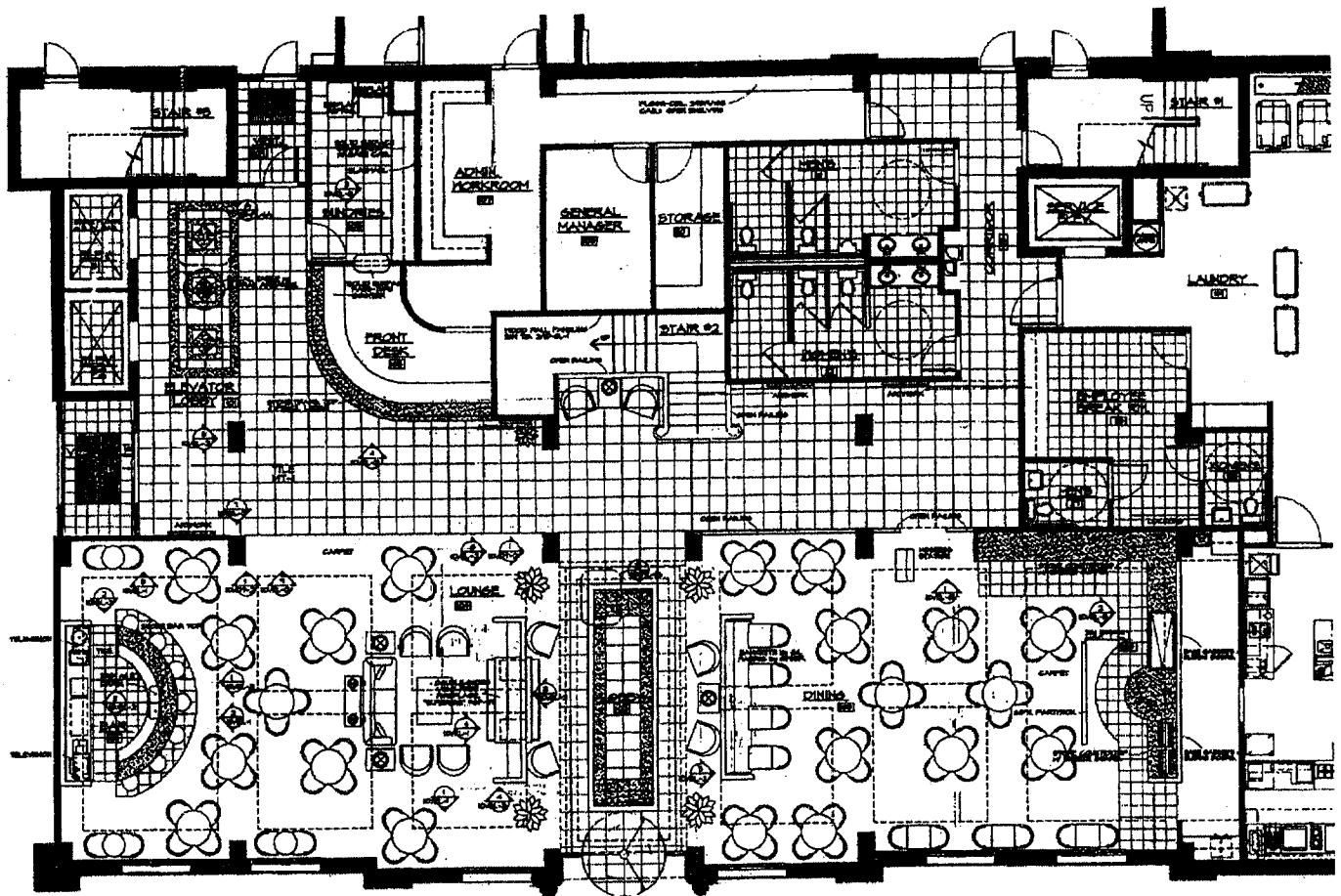
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)

3. FLOOR PLAN

PROPOSED SPECIAL EXCEPTION

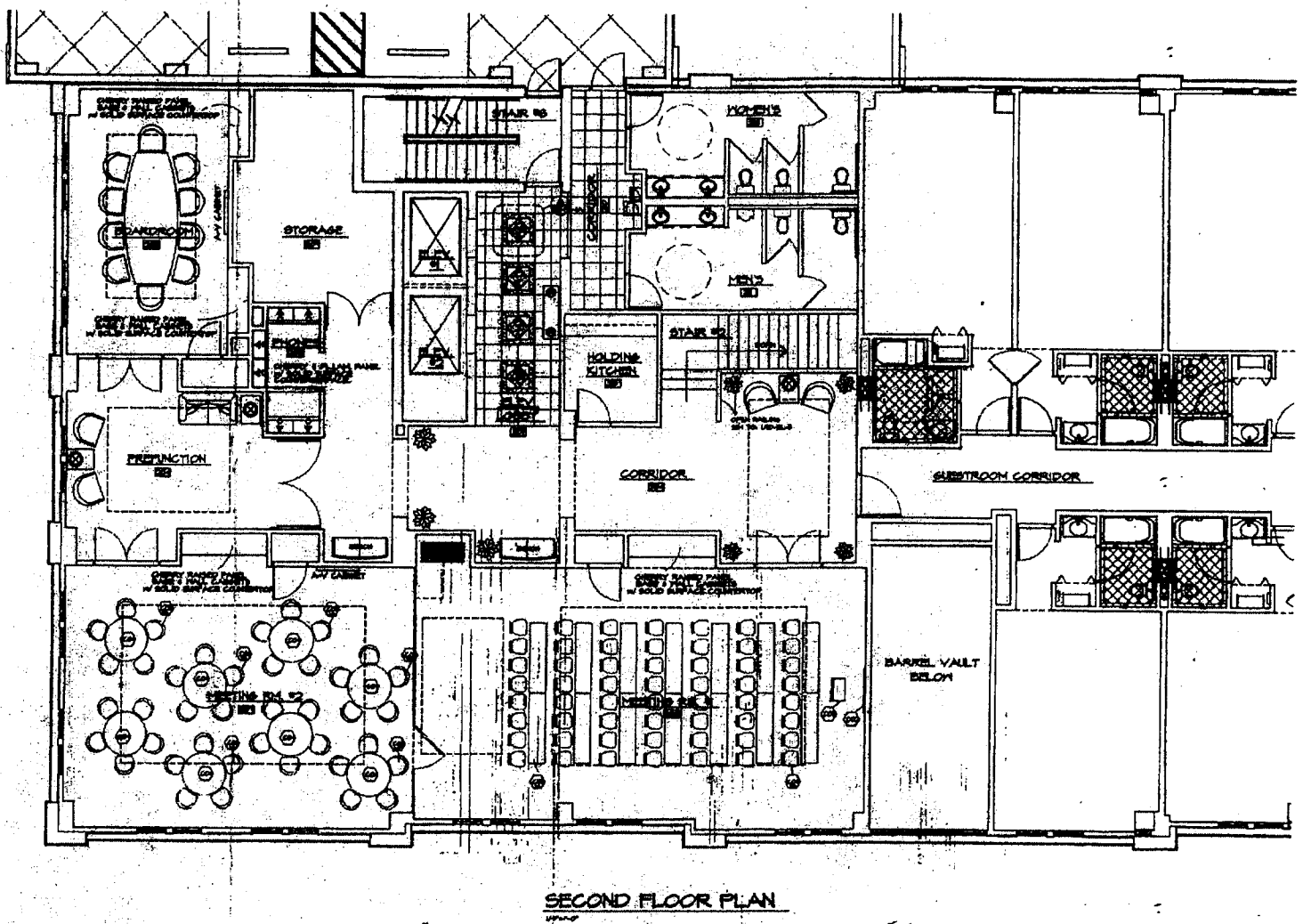
COURTYARD DOWNTOWN NORFOLK



LOBBY FLOOR PLAN

4. FLOOR PLAN
PROPOSED SPECIAL EXCEPTION
COURTYARD DOWNTOWN NORFOLK

SECOND FLOOR



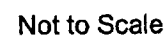
Planning Commission Public Hearing

April 25, 2002

Application 2

Not to Scale

FIFTH FLOOR



December 23, 2014

Kevin Murphy
President, Downtown Norfolk Civic League
P.O. Box 3655
Norfolk, VA 23514

Dear Mr. Murphy,

The Planning Department has received applications for the following special exceptions on property located at 520 E. Plume Street:

- a. Special exception to operate an eating and drinking establishment.
- b. Special exception for the sale of alcohol for off-premises consumption.

This item is tentatively scheduled for the January 22, 2015 City Planning Commission public hearing.

Summary

This request would allow the new owner/operator of the Courtyard Downtown Norfolk hotel to continue to serve alcoholic beverages to its patrons for on and off-premises consumption.

	Prior (Courtyard Downtown Norfolk)	Proposed
Hours of Operation	Not Specified	24 hours a day, Seven days a week
Hours for the Sale of Alcohol for On-Premises Consumption	11:00 a.m. until 1:00 a.m., Monday through Saturday 12:00 noon until 10:00 p.m., Sunday	11:00 a.m. until 2:00 a.m., Seven days a week
Hours for the Sale of Alcohol for Off-Premises Consumption	N/A	6:00 a.m. until 12:00 midnight, Seven days a week
Seating	97 seats indoors 0 seats outdoors 188 total capacity	Same

If you would like additional information on the request, you may contact the applicant, Linda Markert, at (757) 842-6216 or you may contact me at chris.whitney@norfolk.gov, or (757) 823-1253. A copy of the complete application is enclosed.

Sincerely,



Chris Whitney,
City Planning Technician

cc: Oneiceia Howard, Senior Neighborhood Development Specialist
Oneiceia.Howard@norfolk.gov or (757) 664-6761



City of NORFOLK

December 23, 2014

Mary Miller
President, Downtown Norfolk Council
201 Granby Street, Suite 101
Norfolk, VA 23510

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